

Table D
Major Planned Housing Projects ¹

Location Project Name Landowner or Developer	General Plan Designation ²	Acreage	Approximate Allowable Density	Estimated Additional Units ³	Comments
DESIGNATED ON PREVIOUS GENERAL PLAN LAND USE MAP					
Princeville Phase 1 Princeville Dev. Corp. and others	Resort	25.8 acres	400 MF units	400 MF units	<ul style="list-style-type: none"> ▪ Potential for resort use. Visitor units are allowed on Residential zoned lands within Visitor Destination Areas. ▪ Private water and sewer systems already built.
Princeville Phase 2, Western Plateau Princeville Dev. Corp.	Resort	108.6 acres	480 SF units 120 MF units	360 SF units 120 MF units	
Princeville Phase 2, Central Plateau Princeville Dev. Corp.	Resort	199.6 acres	na	590 SF units 430 MF units	<ul style="list-style-type: none"> ▪ MF units have potential for resort use. Visitor units are allowed on Residential zoned lands within Visitor Destination Areas. ▪ Will apply for RR-10 zoning for MF portion. ▪ Expansion of private water and sewer facilities needed ▪ Long build-out period
Anahola Department of Hawaiian Home Lands (DHHL)	Urban Residential (Residential Community)	388.3 acres	1,400 SF units 25 MF units	1,400 SF units 25 MF units	<ul style="list-style-type: none"> ▪ The designated acreage has been increased in the new General Plan to reflect DHHL's <i>1987 Anahola Development Plan</i>. ▪ In addition, plans include 330 SF units on agricultural, pastoral, and aquaculture lands. ▪ The estimated additional units can be achieved only if DHHL constructs major offsite waste disposal improvements. The alternative would be for fewer units and larger lots.

¹ As of March 2000.

² For projects designated on the previous GP Land Use Map, the GP designations that are bolded and shown in parenthesis are the names of the land use designations under the new General Plan.

³ "Estimated Additional Units" based on current or past proposals.

⁴ Includes some lands under the Resource GP designation.

Source: Kauai Planning Department; and landowners and developers.

Table D, continued
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Waipouli Niu Pia Farms	Resort	12.7 acres	130 MF units	130 MF units	<ul style="list-style-type: none"> ▪ Potential for resort use. Visitor units are allowed on Residential zoned lands within Visitor Destination Areas. ▪ SMA permit required ▪ No beach frontage ▪ Undeveloped for many years
Hanamaulu Kalepa Village Kauai County Housing Agency	Urban Residential (Residential Community)	na	na	120 MF units	<ul style="list-style-type: none"> ▪ Expansion potential of existing project.
Lihue-Hanamaulu Amfac/JMB	Urban Residential / Urban Mixed Use (Residential Community / Urban Center)	223.0 acres	na	1,000 SF units 400 MF units	<ul style="list-style-type: none"> ▪ Water and sewer capacity needs to be expanded.
Lihue-Puhi Puakea / Puako Grove Farm	Urban Mixed Use (Urban Center)	180.7 acres	na	430 SF units 530 MF units	
Koloa-Poipu Kukuiula Alexander & Baldwin	Urban Residential (Residential Community)	572.0 acres	na	2,200 SF units 800 MF units	<ul style="list-style-type: none"> ▪ MF units have potential for resort use. Visitor units are allowed on Residential zoned lands within Visitor Destination Areas.

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Source: Kauai Planning Department; and landowners and developers.

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Poipu Kiahuna Golf Village Knudsen Trust / Sports Shinko	Resort	91.6 acres	130 SF units 700 MF units	130 SF units 700 MF units	<ul style="list-style-type: none"> ▪ MF units have potential for resort use. Visitor units are allowed on Residential zoned lands within Visitor Destination Areas. ▪ Permit for 200 MF units approved in 1980.
Poipu Poipu Lani Knudsen Trust	Urban Residential (Residential Community)	180.0 acres (includes golf course)	n.a.	90 SF units	
Poipu Weliweli Expansion State of Hawaii	Urban Residential (Residential Community)	66.0 acres	400 SF units	400 SF units	
Eleele Eleele Expansion Alexander & Baldwin	Urban Residential (Residential Community)	24.0 acres	140 SF units	100 SF units	
Hanapepe Department of Hawaiian Homelands (DHHL)	Urban Residential (Residential Community)	353.0 acres	1,410 SF units	1,410 SF units	
Port Allen Port Allen Expansion Alexander & Baldwin	Urban Mixed Use (Urban Center)	18.0 acres	180 MF units	180 MF units	

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Source: Kauai Planning Department; and landowners and developers.

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Kekaha Department of Hawaiian Homelands (DHHL)	Urban Residential (Residential Community)	40.0 acres	160 SF units	160 SF units	
DESIGNATED THROUGH 1998-1999 GENERAL PLAN UPDATE					
Princeville Phase 3, Mauka Village Princeville Dev. Corp.	Residential Community	113.1 acres	na	210 SF units 490 MF units	
Lihue-Puhi Puakea / Hulemanu Grove Farm	Residential Community ⁴	na	na	900 SF units (estimated based on R-4 zoning)	<ul style="list-style-type: none"> ▪ Water and sewer capacity needs to be expanded.
Kalaheo Brydeswood Alexander & Baldwin	Residential Community	na	na	220 SF units	
Waimea Kikiaola Mauka Kikiaola Land Company	Residential Community ⁴	na	na	270 SF units	<ul style="list-style-type: none"> ▪ Water and sewer capacity needs to be expanded.

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